

PROCESS DIAGRAM

COYOTE VALLEY SPECIFIC PLAN (CVSP) PROCESS DIAGRAM



COUNCIL INITIATION (Aug. 2002)

Vision and Expected Outcomes Technical Analysis Foundational Infrastructure & Land Use Concepts

Development of CVSP & EIR Recommendation and Consideration



2003
Existing Conditions:
Land Use, Biology,
Geology, Hydrology,
Traffic, Infrastructure,
etc.



MEETINGS
Task Force
Community
Technical Advisory Committee
Focus Groups
Property Owners



Design Concepts:
Market Analysis
Composite Framework
Design Principles
Land Use Concepts
Greenbelt Strategies



MEETINGS
Task Force
Community
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Focus Groups
Property Owners
Plng. Comm. Study Sessions

Council Study Sessions

2005 - 2006

CVSP Documents:
Specific Plan
Zoning Code
Design Guidelines
Financing Plan
Implementation Plan
Phasing Plan
Greenbelt Strategies
Draft EIR Review/Comment



2007 EIR Certification Council Consideration



MEETINGS

Task Force
Community
Technical Advisory Committee
Focus Groups
Property Owners
Public Agencies
EIR Scoping Meetings
Plng, Comm. Study Sessions
Council Study Sessions

MEETINGS

Task Force
Community
Technical Advisory Committee
Focus Groups
Property Owners
Public Agencies
Plng. Commission Hearing
Final Council Hearing













- DAHLIN GROUP
- KENKAY ASSOCIATES
- HMH ENGINEERS
- ECONOMIC AND PLANNING SYSTEMS
- SCHAAF AND WHEELER
- HEXAGON
- APEX STRATEGIES

- DAVID POWERS AND ASSOCIATES
- CRAWFORD, CLARK & MULTARI
- BASIN RESEARCH
- WETLAND RESEARCH ASSOCIATES
- ENGEO
- LOWNEY



OUTREACH AND PARTICIPATION











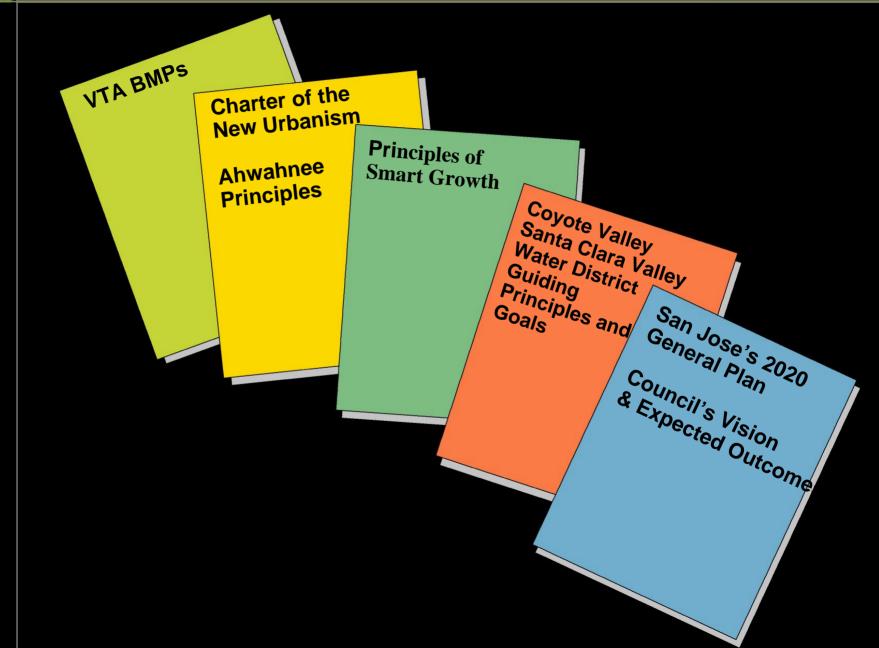
- 43 Task Force Meetings (avg. 50)
- Ten CommunityWorkshops (avg.140)
- 24 Technical
 Advisory Committee
 Mtgs.
- Several Stakeholder Meetings

- Several Property
 Owner Meetings
- Next Task Force Meeting 5/8
- Focus Groups
- Future Community Meetings
- Public Hearings
- Website





COMMUNITY BUILDING PROCESS





COMMON PRINCIPLES

New Urbanism, Ahwahnee & Smart Growth

- Protect the Environment
- Preserve Open Space
- Sustainable Site and Building Design
- Walkable Neighborhoods
- Variety of Transportation Choices
- Sense of Place (Creating a Center, Definable)
- Edges & Connections)
- Diverse and Integrated Land Uses,
- Neighborhoods & Communities
- Economic Viability
- Social Equity
- Housing Opportunity for All
- Range of Recreation Opportunities (Passive & Active)



ELEMENTS OF SUCCESSFUL NEIGHBORHOODS



- Distinct Identity
- Diversity of Uses
- Identifiable Community Center
- Compact and Diverse
- Connections & Linkages

- Mix of Land Uses
- Parking
- Attractive & High Quality Place
- Evolution Over Time
- "Growing It Right"



